PLANNING COMMITTEE

PL/11/24

Minutes of the **Planning Committee** meeting held on Monday 3rd February 2025 at 7.00pm in the Council Chamber, Town Council Offices, Cornwalls Meadow, Buckingham

Present:	Cllr. T. Allen	
	Cllr. M. Cole JP	Chair
	Cllr. F. Davies	
	Cllr. L. Draper	
	Cllr. J. Harvey	
	Cllr. A. Mahi	
	Cllr. J. Mordue	
	Cllr. L. O'Donoghue	
	Cllr. A. Ralph	Vice Chair
	Cllr. R. Stuchbury	
	Cllr. M. Try	
Also present:	Mr. R. Newall	Buckingham Society
	Mr. S. Beech	Compliance and Projects Manager
	Ms. P. Cahill	Committee Clerk
	Mrs. K. McElligott	Planning Clerk
Absent:	Cllr. A. Schaefer	Town Mayor

No members of the public attended and so there was no public session.

520/24 Apologies for absence

Members received and accepted apologies from Mrs. Cumming of the Buckingham Society and Cllr. Schaefer.

521/24 Declarations of interest

Cllr. Stuchbury noted that, as a member of the North Buckinghamshire Area Planning Committee, he will not be voting on applications.

522/24 Minutes

Members agreed the minutes of the Planning Committee Meetings held on 2nd and 16th December 2024, and 6th January 2025.

Cllr. Draper and Cllr. Try arrived at 7:02pm.

523/24 Buckingham Neighbourhood Plan/Vale of Aylesbury Plan/ Buckinghamshire Local Plan

The Compliance and Projects Manager reminded members that the Regulation 16 Consultation ended on 30th January and that Full Council has resolved to consent for Buckinghamshire Council to appoint an examiner; he has written to Buckinghamshire Council to ask when we will receive any updates/feedback.

The Planning Clerk informed Members that, following a request to update the information on facilities previously supplied for the Buckinghamshire Local Plan, she is working with the Office Administrator to show all facilities that Buckingham has to offer.

PUBLIC SECTOR EQUALITY DUTY 2010/CRIME AND DISORDER ACT, 1988: the decisions made during the course of the meeting were duly considered and it was decided that there were no resulting direct or indirect implications in respect of crime and disorder, or equalities considerations, other than those stated in the minutes.

Initial…..

524/24 North Bucks Parishes Planning Consortium (NBPPC)

Members received and discussed a verbal report from Cllr. Ralph on the 22nd January meeting:

- National Planning Policy Framework (NPPF) consultation and the Buckinghamshire Local Plan discussed – difficulties were noted in gaining indicative figures of house planning gain for the north of the County.
- Towns and Parishes should consider, after the May elections, what can be accommodated in their area to enable proactive talks with Buckinghamshire Council.
- Callum Anderson MP will be invited to the NBPPC after the May elections.
- Solar and battery developments: a question was raised about the Rosefield battery storage facility which may be having its own substation.
- The Statera application has now been refused and will be subject to an appeal.
- The Chair of the NBPPC expressed frustration with the Buckingham and Milton Keynes Association of Local Councils (BMKALC) following recent interactions.
- 20mph speed limits discussed. Maids Moreton Parish Council expressed an interest in this and also vehicle weight limits.
- The next meeting will be held in May and, although Cllr. Ralph will be retiring as a town councillor, he is happy to attend this meeting and pass his notes to his successor.

Cllr. Harvey stressed that the Chair of the NBPPC should talk to the executive officer of BMKALC about the concerns raised at the meeting.

525/24 Planning applications

For Member's information the next scheduled Buckinghamshire Council – North Buckinghamshire Planning Area Committee meetings are on Wednesdays 5th February and 5th March 2025 at 2.30pm. Strategic Sites Committee meetings are on Thursdays 13th February and 13th March at 2pm.

Members considered a response to planning applications received from Buckinghamshire Council and whether to request a call-in.

25/00029/AAD **NO OBJECTIONS**

Starbucks Coffee, London Road
Replacement of existing monument sign with new 9m totem pole.
Some Members felt that 9m was too high and might set a precedent for future signage applications.

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED** (there was one vote against). Cllr. Stuchbury abstained.

25/00075/APP **NO OBJECTIONS but see comment**

5 Honeycomb Way
Householder application for erection of a single storey rear extension.
Members had no objection to the extension itself but noted that the blocking of the garden gate left no means of access to the garden where it was assumed the bins were kept. It was suggested that a new access to the garden be provided in the opposite side wall which gave onto the parking court. Members would not like to see the bins being kept on the frontage to the detriment of the street scene.
Cllr. Cole Proposed No Objections subject to access for wheelie bins, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

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25/00211/HPDE **NO OBJECTIONS**
10 Highlands Road
The erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.10m and for which the height of the eaves would be maximum 3.10m.

Cllr. Cole Proposed No Objections, Cllr. Ralph Seconded and Members **AGREED**. Cllr. Stuchbury abstained.

Not for consultation (circulated separately)
25/00071/ATC
Grenville Combined School, Chandos Road
Lime tree (current height 22m) - reduce height and shape round 30% (approx. 6m and spread approx. 4m).

526/24 Planning decisions
Members received for information details of planning decisions made by Buckinghamshire Council.

Approved

Application	Site address	Proposal	BTC response
24/01012/APP	14 Bourtonville	Timber garden buildings to house cats (maximum of 4), & ch/use from C3 (residential) to mixed use – residential & cattery boarding (sui generis)	No objections subject to satisfaction of Licensing
24/02544/APP	Athletic's ground, Stratford Road	Replacement floodlights with hinged bases to masts	No objections
24/03030/APP	Starbucks Coffee, London Road	Provision of 6 EV changing places	No objections
24/03375/ALB	9 Bristle Hill	Replace rear top & middle windows	No objections
24/03536/ALB	White House Farm, Bourton Rd.	Structural works to former dairy & replacement staircase (part retrospective)	Support subj.HBO
24/03593/ALB	White House Farm, Bourton Rd.	Internal renovations (part retrospective)	Support subj.HBO

527/24 Motion: Cllr. Cole

"That this Committee requests that Buckinghamshire Council makes public with immediate effect the updated reports on the future of the A421 Corridor, and its recommendations for Buckingham.

"Affected town and parish councillors have now attended two BC workshops, in September 2023 and November 2024, but little progress appears to have been made, and those parishes have since been asked retrospectively by the Cabinet Member for

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Transport to treat all information we were given at the latest meeting as confidential, and to not discuss it publicly. This was despite being clearly told at the November meeting that everything was in the public domain; some attendees even posted reports and screenshots of the presentation on Facebook.

"Our concern is that this A421 Corridor report - vital to Buckingham, its infrastructure and its economy - will be delayed until after purdah for the upcoming local elections, when decisions are needed on the future of this important east-west trunk road as soon as possible."

Cllr. Ralph Seconded.

Mr. Newall noted that what has been shown is background evidence and we are entitled to see this. He suggested that a Freedom of Information request is also made. Cllr. Davies Proposed an amendment: to request the documentation under Freedom of Information. Cllr. O'Donoghue Seconded. Cllr. Harvey advised Members he understood that requests cannot be made by the Town Council. The amendment was withdrawn. Mr. Newall agreed that the Buckingham Society will make the request.

Members unanimously **AGREED** the motion. **ACTION TOWN CLERK**

528/24 Buckinghamshire Council matters

Members received news and updates of Buckinghamshire Council matters from Cllr. Stuchbury.

529/24 Updates from representatives on outside bodies

There were no updates.

530/24 Action reports

530/24.1 Regular Actions update

Minute (filing date)	File application responses	Minute	News Releases	Date of appearance
481/24 (18/12/24) 491/24	9 applications via Parish Channel 9 (CPL) decided before meeting 1 application 31/12/24 and 2 appl. via Parish Channel 7/1/25			

530/24.2 Members received action reports.

Cllr. Harvey requested an update on the s106 monies, raising concern that some of this money has been/will be lost. The Chair reminded Cllr. Harvey that this is a Full Council matter.

Town and Parish Quarterly Forum meeting: two reminders have been sent to chase a response to Cllr. Cole's question. Members would like to continue

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pursuing this. Cllr. Draper suggested that the question and reminders are forwarded to Democratic Services. Members **AGREED**.

ACTION PLANNING CLERK

Following the response received from Buckinghamshire Council regarding the complaint about the 'For Buck's Sake' signs which members perceived to be offensive, Cllr. Harvey Proposed that we ask them how the campaign has been evaluated and if it was good value for money. Cllr. O'Donoghue Seconded and Members **AGREED** (there were two abstentions).

ACTION PLANNING CLERK

531/24 Buckinghamshire Council Committee meetings

531/24.1 N. Bucks Area Planning Committee (8th January 2025) *No Buckingham applications*
(5th February 2025) *Cancelled*

531/24.2 Strategic Sites Committee (16th January 2025) *Cancelled*

531/24.3 Growth, Infrastructure and Housing Select Committee (30th January 2025).

531/24.4 Transport, Environment & Climate Change Select Committee (meeting 13th February).

Members discussed the submission of Questions to this meeting; one per questioner only is permitted so there are two outstanding after the November meeting reported on below.

531/24.4.1 TECC 7/11/24 Cllr. Cole's Written Question & Response.
The Planning Clerk will submit Question 2 on behalf of Cllr. Harvey and Question 3 on behalf of Cllr. Cole.

ACTION PLANNING CLERK

531/24.4.2 TECC 7/11/24 Flooding Response Rapid Review.

532/24 Enforcement

532/24.1 Cllr. Try reported two purple uplighters on Mey and requested that the height of the car parking signs on a pole by the corner of Buckingham Community Centre be re-reported to Buckinghamshire Council as being too low.

Cllr. Stuchbury reported the Villiers Hotel sign between the planters outside the Old Town Hall. This has already been reported but will be reported again.

A number of posts have been put into the verge on the through-path from Lenborough Road. Cllr. Harvey will forward photographs to the Planning Clerk. **ACTION PLANNING CLERK**

The Old Telephone Exchange change of use to a martial arts club has been reported, with photographs.

Unauthorised uPVC replacement windows on a Listed property in Well Street have been reported.

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532/24.2 Members received updated information from Planning Enforcement.

532/24.3 Members note for information that 14 Market Square (Afrocombo) has been issued with an Enforcement Notice for installing, without listed building consent, a fascia board, signage, and advertisements to the front elevation of the building (Case No. 23/00429/LB). The Notice was issued on 28/11/24 and will take effect on 1st January 2025 if no appeal is lodged in the meantime.

533/24 Rolling lists – updates
The following updates were received and noted:

533/24.1 Tree felling applications.

533/24.2 Land grab reports.

533/24.3 Call-in requests.

533/24.4 HMO Licences.

534/24 HMO Policy
Members received and noted the Buckinghamshire Council HMO Policy.

535/24 S106 Quarterly update
Members received and noted up-to-date information from the Buckinghamshire s106 officer.

536/24 Planning statistics and analysis for 2024
Members received and noted the Clerk's analysis and comparison tables for last year's applications.

537/24 Matters to report
Cllr. Stuchbury reported a broken 'Welcome' sign on the London Road entrance to Buckingham. **ACTION ESTATES MANAGER**

538/24 Chair's announcements – for information only
No announcements.

539/24 Date of the next meeting: Monday 24th February 2025, following an Interim meeting.

Meeting closed at 8:58pm

Chair ……. Date …….

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